

## 3 Acre Office/Retail Development Site for Sale

1100 Belt Line Road, Collinsville, Illinois 62234  
Madison County

**Collin Fischer - CCIM**

Phone: 618-420-2376

Email: collinf@barbermurphy.com



### Basic Details

Listing No:	951
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	3 Acre(s)
Min Acres Available:	3 Acre(s)
Max Acres Available:	3 Acre(s)
Sale Price:	\$600,000
Sale Price Per Sqft:	\$4.59
Sale Price Per Acre:	\$200,000

### Address

Country:	US
State:	IL
County:	Madison
City:	Collinsville
Zipcode:	62234
Street Number:	1100
Street:	Belt Line
Street Suffix:	Road

### Property Information

Parcel No:	13-1-21-21-20-401-001.00 1
Zoning:	R-1
Zoning By:	Collinsville
Survey:	Yes
Property Tax:	\$15,000
Tax Year:	2017
Traffic Count:	17,400

### Land Measurements

Total Acres Available:	3 Acre(s)
Min Divisible Acres:	3 Acre(s)
Acres:	3 Acre(s)
Frontage:	310 ft
Depth:	465 ft

Topography:

Flat

## Utility Information

Water Provider: Collinsville

Water Provider Location: On Site

Sewer Provider: Collinsville

Sewer Provider Location: On Site

Gas Provider: Ameren IL

Gas Provider Location: On Site

Electric Provider: Ameren IL

Electric Provider Location: On Site

## Transportation

Interstate:

I-55